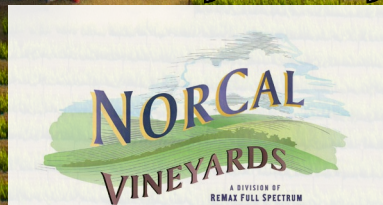


Big Valley AVA Vineyard



Offering Memorandum
Price \$6,000,000



www.norcalvineyards.com

Big Valley AVA Vineyard

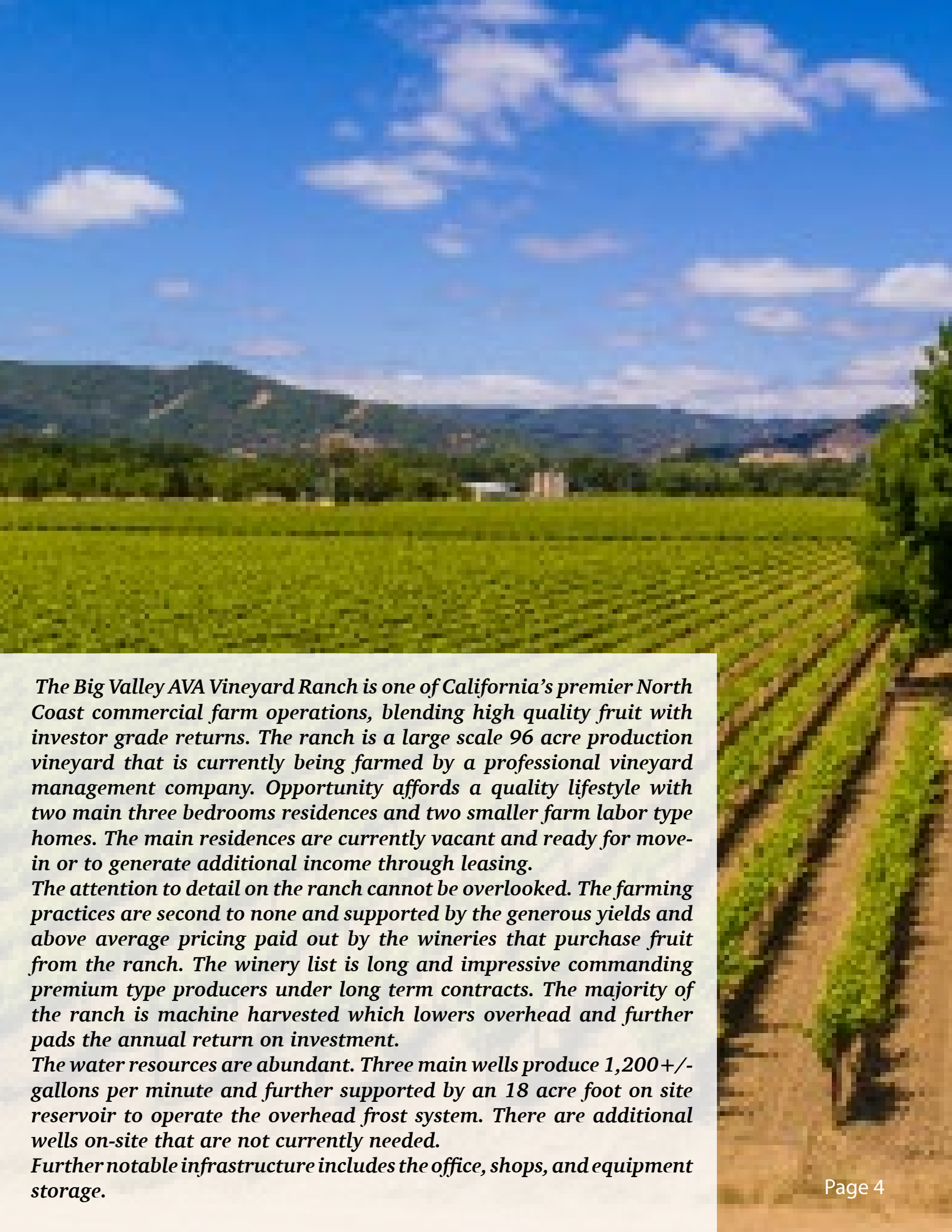
TABLE OF CONTENTS

Salient Facts	3
Property Overview	4
Photo Gallery	5-7
Vineyard.....	8-9
Annual Vineyard Production.....	10
Aerial.....	11
County Overview.....	12



Salient Facts

Location	3650 & 3750 Highland Springs Road Lakeport, CA 95453 3805, 3815 & 3925 Hill Lane Finley, CA 95435 1890 & 1970 Argonaut Road Lakeport, CA 95453
County	Lake
AVA	Big Valley
APN	7 legal parcels 008-022-29, 30, 34, 51, 52 008-033-29, 40
Parcel Size	109 +/- total acres 96 +/- planted
Residences	Main house 1 -3,000 sq feet 3 bed/3 bath Main house 2 -1,900 sq feet 3 bed/2 bath 2 Employee homes - 2 bed/1 bath
Office	Office suite on 2nd floor of main house 1
Water	Wells reported at - 1,200 gallons per minute 18 acre feet Reservoir Drip Irrigation Overhead sprinklers for frost protection Multiple domestic wells
Vineyard	2017 income - \$950,000 2017 estimated net income - \$572,000 Grapes under contract and sold for above district average pricing
Zoning	A
Price	\$6,000,000



The Big Valley AVA Vineyard Ranch is one of California's premier North Coast commercial farm operations, blending high quality fruit with investor grade returns. The ranch is a large scale 96 acre production vineyard that is currently being farmed by a professional vineyard management company. Opportunity affords a quality lifestyle with two main three bedrooms residences and two smaller farm labor type homes. The main residences are currently vacant and ready for move-in or to generate additional income through leasing.

The attention to detail on the ranch cannot be overlooked. The farming practices are second to none and supported by the generous yields and above average pricing paid out by the wineries that purchase fruit from the ranch. The winery list is long and impressive commanding premium type producers under long term contracts. The majority of the ranch is machine harvested which lowers overhead and further pads the annual return on investment.

The water resources are abundant. Three main wells produce 1,200+/- gallons per minute and further supported by an 18 acre foot on site reservoir to operate the overhead frost system. There are additional wells on-site that are not currently needed.

Further notable infrastructure includes the office, shops, and equipment storage.

Vineyard Photo Gallery



Residence 1 Photo Gallery



Residence 2 Photo Gallery



Block Details

Block: A

Varietal: Merlot
 Clone: #3
 Acreage: 2.1
 Vine Spacing: 8' x 7'
 Rootstock: 5C, S04, & 110R
 Trellis: VSP
 Date Planted: 1997

Block: 8A

Varietal: Chardonnay
 Clone: #4
 Acreage: 7.2
 Vine Spacing: 8' x 6'
 Rootstock: 101-14, 110R
 Trellis: VSP
 Date Planted: April 2007

Block: 11A

Varietal: Chardonnay
 Clone: Dejon # 76
 Acreage: 4.2
 Vine Spacing: 8' x 7'
 Rootstock: 101-14
 Trellis: VSP
 Date Planted: 1999

Block: B

Varietal: Merlot
 Clone: # 3
 Acreage: 14.9
 Vine Spacing: 8' x 7'
 Rootstock: S04 & 1103P
 Trellis: VSP
 Date Planted: 1997

Block: 8B

Varietal: Chardonnay
 Clone: # 4
 Acreage: 7
 Vine Spacing: 8' x 6'
 Rootstock: 101-14, 110R
 Trellis: VSP
 Date Planted: April 2009

Block: 11A

Varietal: Chardonnay
 Clone: Dejon # 76
 Acreage: 1.4
 Vine Spacing: 8' x 7'
 Rootstock: 101-14
 Trellis: VSP
 Date Planted: March 2001

Block: 5A

Varietal: Muscat Canelli
 Clone: # 4
 Acreage: 3
 Vine Spacing: 8' x 6'
 Rootstock: S04
 Trellis: VSP
 Date Planted: May 2012

Block: 9

Varietal: Muscat Canelli
 Clone: # 1
 Acreage: 7
 Vine Spacing: 8' x 7'
 Rootstock: 5C & 1103P
 Trellis: VSP
 Date Planted: 1994

Block: 11A

Varietal: Chardonnay
 Clone: Dejon # 76
 Acreage: 1.6
 Vine Spacing: 8' x 7'
 Rootstock: 101-14
 Trellis: VSP
 Date Planted: April 2002

Block: 6

Varietal: Sauvignon Blanc
 Clone: # 1
 Acreage: 8.1
 Vine Spacing: 8' x 8'
 Rootstock: 101-14
 Trellis: Quad Cane
 Date Planted: May 2005

Block: 10A

Varietal: Sauvignon Blanc
 Clone: # 1
 Acreage: 10
 Vine Spacing: 8' x 8'
 Rootstock: 101-14 & 110R
 Trellis: Quad Cane
 Date Planted: April 2002

Block: 11B

Varietal: Sauvignon Blanc
 Clone: # 1
 Acreage: 1.8
 Vine Spacing: 8' x 8'
 Rootstock: 101-14
 Trellis: Quad Cane
 Date Planted: April 2002

Block: 7

Varietal: Cabernet Sauvignon
 Clone: # 7
 Acreage: 5
 Vine Spacing: 10' x 8'
 Rootstock: 5C
 Trellis: Quad Lyre System
 Date Planted: 1989

Block: 10

Varietal: S.B. Clones
 Clones from: North to South
 Block:10A Cl# 6,7,376,SB Musque
 Block:10B Cl# 530

Block: 11B

Varietal: Sauvignon Blanc
 Clone: # 1
 Acreage: 4.5
 Vine Spacing: 8' x 8'
 Rootstock: 101-14
 Trellis: Quad Cane
 Date Planted: April 2003

Block: 7A

Varietal: Sauvignon Blanc
 Clone: # 1
 Acreage: 1.5
 Vine Spacing: 8.3' x 8'
 Rootstock: 101-14
 Trellis: Quad Cane
 Date Planted: April 2004

Block: 10B

Varietal: Sauvignon Blanc
 Clone: # 1
 Acreage: 9
 Vine Spacing: 8' x 8'
 Rootstock: 101-14 & 110R
 Trellis: Quad Cane
 Date Planted: April 2004

Block: 5B

Varietal: Chardonnay/T-Budded
 Clone: #4
 Acreage: 7.6
 Vine Spacing: 8' x 6'
 Rootstock: S04
 Trellis: VSP
 Date Planted: May 2012
 T-Budded: June 2017

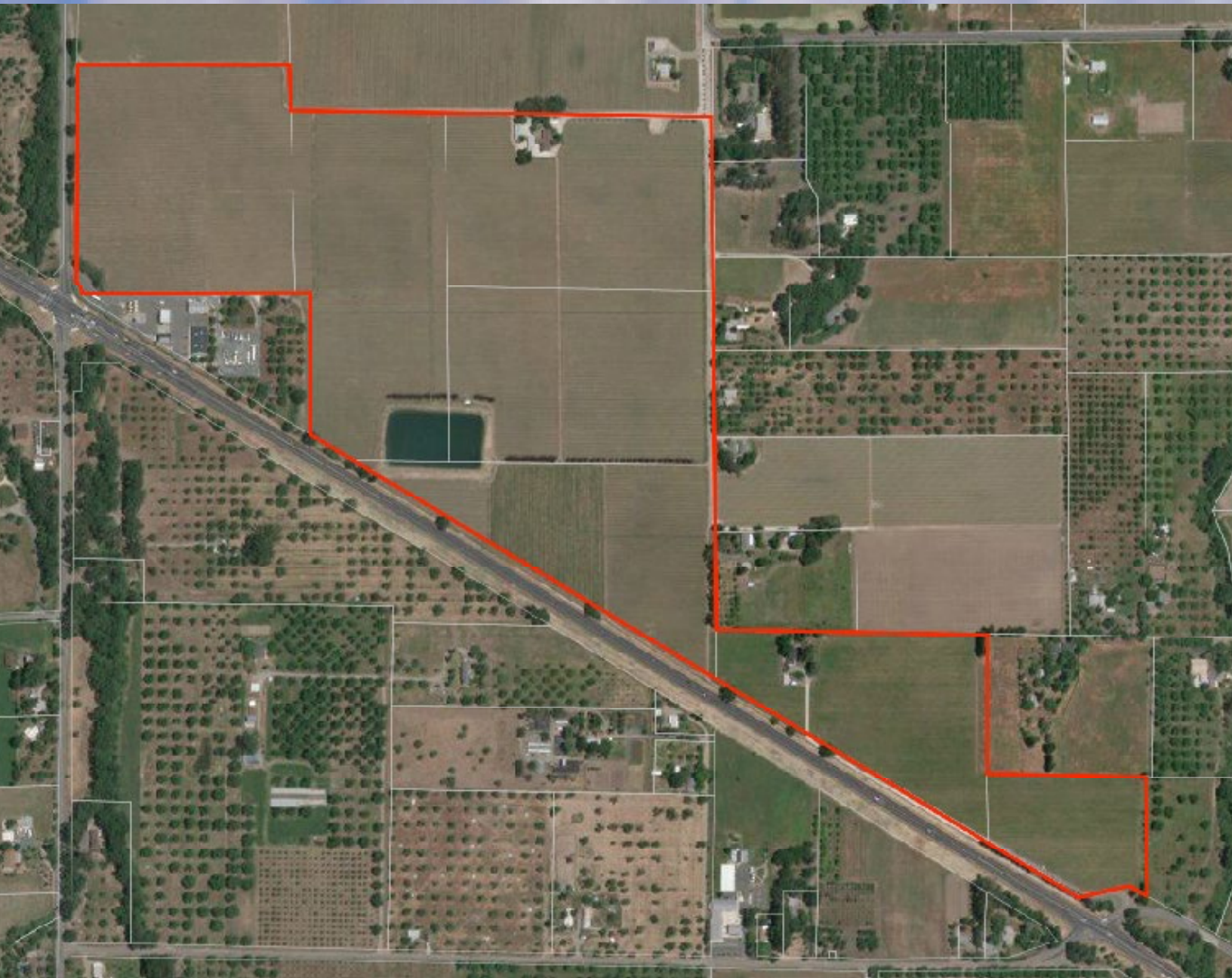
Block Map



Annual Vineyard Production

Block #	Varietal	2015 Tons	2016 Tons	2017 Tons
7	Cabernet Sauvignon	37.47	39.12	39.47
11A	Chardonnay Dijon	26.23	33.67	45.07
11A	Chardonnay Dijon	7.473	8.981	11.92
11B & 7A	Sauvignon Blanc	63.94	80	77
10B & part of 10A	Sauvignon Blanc	110.62	118.78	110.11
10B & part of 10A	Sauvignon Blanc	36.2	73.915	52.278
6	Sauvignon Blanc	60.81	79.16	74.89
9	Muscat Canelli	50.03	37.17	38.38
8A & 8B	Chardonnay	72.65	108.69	111.66
5	Muscat Canelli	41.403	68.948	26.273
A & B	Merlot	175.35	130.5	110.5
	Total	682.176	778.934	697.551

Aerial Map

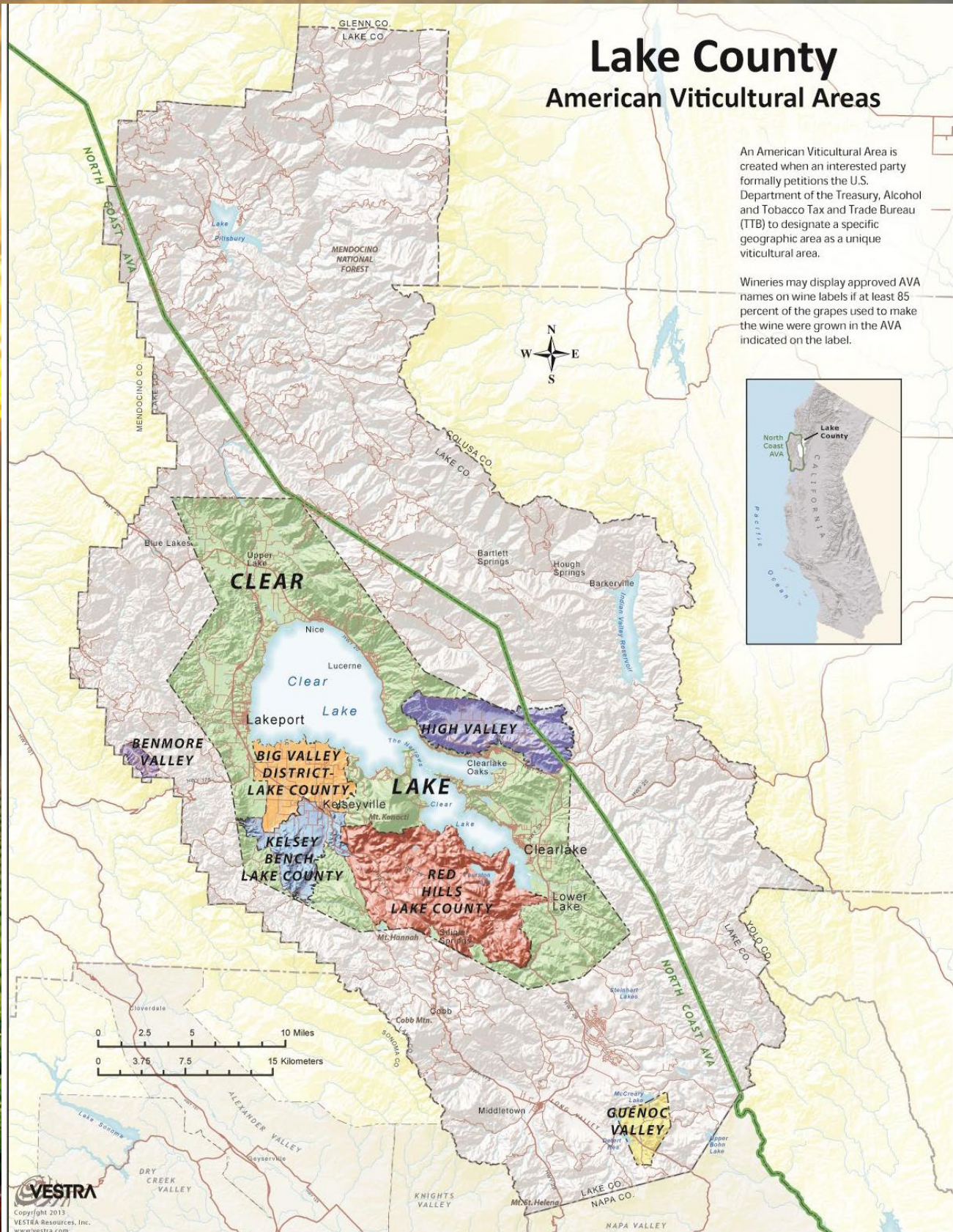


County Overview

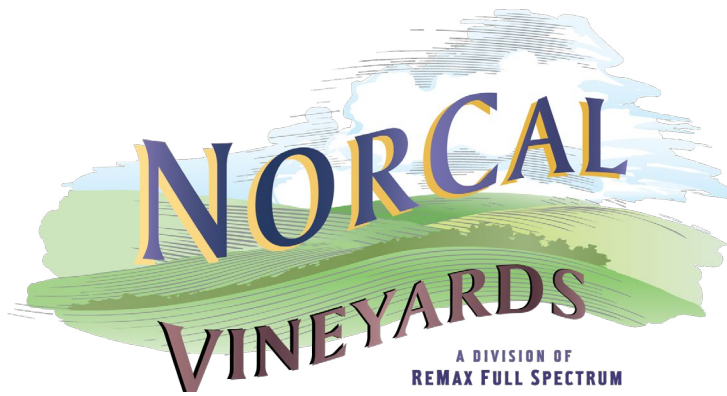
Lake County American Viticultural Areas

An American Viticultural Area is created when an interested party formally petitions the U.S. Department of the Treasury, Alcohol and Tobacco Tax and Trade Bureau (TTB) to designate a specific geographic area as a unique viticultural area.

Wineries may display approved AVA names on wine labels if at least 85 percent of the grapes used to make the wine were grown in the AVA indicated on the label.



Copyright 2013
VESTRA Resources, Inc.
www.vestra.com



Tom Larson

CalBRE # 01057428
President / Broker
Cellular: 707.433.8000
tom@norcalvineyards.com

Tony Ford

CalBRE # 01406167
Wine Enthusiast / Sales
Cellular: 707.391.5950
tony@norcalvineyards.com

www.norcalvineyards.com

737 4th Street, Santa Rosa, CA 95404
601 South State Street, Ukiah, CA 95482
338 Healdsburg Avenue, Healdsburg, CA 95448

*This information herein believed reliable but not guaranteed.
Each Office Independently Owned and Operated.*